

REAL ESTATE

IMPROVEMENTS IN CAPITOL ADDITION

The Erection of Many New Houses is Under Way.

It is with a great deal of pride that the people of Phoenix have noticed the wonderfully improved conditions in Capitol Addition, particularly that part of Capitol Addition near the Capitol building. The two factors that have made possible this great growth was the Capitol Realty company and the coming of statehood. Last April the E. J. Bennett Co. and W. M. Fickas secured from Salt Lake people 50 of the choice vacant lots in this district. They at once started a campaign of selling lots cheap and getting houses built. To date there has been approximately 300,000 worth of vacant lots sold and about \$100,000 has been expended in homes.

One of the largest homes being built in Capitol Addition is that of Joseph Cope. This will cost about \$9000 when completed. It will be one of the handsomest structures in Phoenix and will contain a full basement with two added stories. The basement has been completed and work is progressing nicely on the first story. Mr. Cope is one of the pioneers in Salt River valley and has become quite wealthy from actual ranching in the valley.

The Capitol Realty company will start construction next week on another modern cottage which will be located on Monroe street between Eighteenth and Nineteenth avenues. It will be a neat 6-room brick built in up-to-date style.

One of the men who have done much to help the Capitol Realty company improve this district is Ed Henry. Mr. Henry has completed one cottage on Adams street near the Capitol and two houses on Monroe street. He has a fourth house in course of construction.

Miss Wilson of the E. J. Bennett Co. has just completed a beautiful home on Adams street. This contains six rooms with full porches, hardwood floors, leaded glass, built-in bookcases and buffet.

NEW MEAT MARKET ON FIRST AVENUE

Three Well Known Men Will Shortly Open a New Cold-Air Storage, Provision Emporium

A new improvement that shows well for continued solidity and prosperity in Phoenix is the new Cold Air Storage Meat Market that will be opened at 36 N. First avenue a week from tomorrow. The contractor who has had charge of the improvements is Mr. Spaulding. The new meat market will be owned by Lou Emerson, John Orfing and Joe Fink. All of these men are old timers in the valley and have for many years been identified with the meat business in Phoenix. Their fixtures are all solid oak, finished with plate glass mirrors and nickel-plated meat racks and hooks.

Their cold storage ice box which is connected with the Phoenix Cold Storage company, is one of the best of solid oak and contains a number of large plate glass mirrors. It is double compartment 12 feet 6 inches wide, 13 feet 6 inches high and 16 feet long and is built to accommodate thirty beefs. The capacity of the new meat market is increased by virtue of the full basement the entire length of the building in which the manufacturing machinery will be located. The company's slaughterhouse now being built is located near the river southeast of town. Mr. Emerson and Mr. Orfing will take care of the inside and Mr. Fink will take charge of the outside part of the business.

Mr. A. C. Lohr and bride have rented the house just completed by Wm. Fickas on Washington street. This is one of the prettiest homes that has been completed in Phoenix during the past season.

The one feature that has meant much to Capitol Addition was the reasonable prices placed upon the vacant ground and the location being so near the Capitol building and so near the Washington street car line.

There are 500 electric fans in the convention hall at Baltimore. Also some other breeze makers—Nashville Tennessee.

Governor Osborn, of Michigan, telegraphs that he is for Roosevelt, first, last and all the time—and if he were a Kansan he would add "Tooth and nail."

HYDER'S NEW STORE ON CENTER STREET

Successful Tempe Merchant Will Open a New Haberdashery in Phoenix

John Hyder, a Tempe merchant, has been spending much of the past week in Phoenix arranging with contractors for the remodeling of the rooms recently vacated by the Western Union which will move across to the rooms recently vacated by the S. P. office. Mr. Hyder will have a double plate glass front, and the interior of his store will all be mission, finished in hard wood. He will open as a haberdashery and hatter with a complete up-to-date stock of goods. Mr. Hyder is fortunate in securing so good a Central avenue location as this place.

The building is owned by R. S. Goodrich, who has a force of men working on the Adams street frontage of the same block and will soon have the new store rooms ready for occupancy.

It is with pleasure that the people of Phoenix note the improvement on this central block of the city. This added to the new Griswold building facing Adams street, and the new Goldberg building facing Washington street, has given a marked improved condition to the downtown district.

**\$60.00
to
\$100.00
per
ACRE**

is our price on a beautiful tract of some of the finest land in the Salt River Valley. A non-resident owner has placed in our hands exclusively 2,000 acres of splendid, gravelly loam, ideal for deciduous fruits and alfalfa. It is offered on very easy terms and we recommend it as one of our best buys. For sale in 40's, 80's, and quarter-sections.

Four of the most successful alfalfa farmers in the valley have bought 80 acres each, convincing evidence of the desirability of the tract. Let us show you this land.

DWIGHT B. HEARD

EVERYTHING IN REAL ESTATE
CORNER CENTRAL AVENUE AND ADAMS STREET

LITTLE THINGS THAT COUNT IN THE TOTAL

Newslets From The Realty Firms and From the Mail.

Occasion was taken to visit the firm of Bigley & Son located on N. 1st avenue. L. E. Bigley advised that there never was a brighter outlook for Phoenix than there is at present in the way of real estate business. From one to a dozen letters are received by this firm daily from ranchers living in the northwestern states where they have been doing considerable advertising. The calls seem to be for tracts from 20 to 60 acres each.

W. M. Fickas reports the sale of a modern five room cottage in Mr. Pleasant tract to J. M. Tomusko. This was a house built during the past fall by Mr. Fickas.

This firm reports a renewed activity in the call for moderate priced homes.

The New State Home Builders predict great things in the building line during the coming year. Its contracting department is kept busy giving estimates and figures on all classes of work. They have just signed contracts for two more modern residences to be built at once.

The New State Home Builders has been organized for about three months and its growth indicates the substantiality of the prosperity of Phoenix.

The Republican has received the following two letters during the week which show that Salt River valley is being heard of in other states.

Alhambra, Calif.
Jan. 31, 1911.

Editor of The Republican,
Phoenix, Arizona.
Dear Sir:—I am sending you an ad to put in your paper. I do not know your rate but I hope to hear from you as I may want to advertise in your paper. I wish I might have a copy sent to me so I can look it over. I have heard a great deal about the Salt River valley of late and I am very anxious to get a farm in or near the valley, but I haven't money enough besides my home, so I wish to sell it or trade it for a farm. I hope my ad or some real estate man will bring me a trade. I have a very beautiful home but I want 80 or 100 acres of land so I wish to sell or trade for this land.

Yours Truly,
Chas. H. Cole,
1212 Commercial Ave.,
Alhambra, Calif.

P. S. Alhambra is a part of Pasadena—the southeast part.

St. Cloud, Minn.
Jan. 29th, 1911.

Editor Republican,
Phoenix, Arizona.

Dear Sir:—I am sending you stamps for sample copies of your daily paper. I am going to sell and move to Phoenix. I want to get price of property in your city.

Yours Truly,
Dr. R. C. Riley, D. V. S.,
1008, 4th Ave.,
St. Cloud, Minn.

THREE NEW BLOCKS FOR BUSY GLENDALE

Many of the Storerooms Already Leased—The Others Will Be.

Three new business blocks are planned for the town of Glendale, indicating that this thriving town is making itself heard.

J. M. Hotchkiss will this week start work on his new block facing Grand avenue just south of the Ironland block. The structure will be of brick with a plate glass front.

Sine Bros. are erecting a garage. S. H. Mitchell will at once erect a modern brick store and office building on the corner of second avenue and Washington street. There will be three plate glass front rooms. One has been leased by A. W. Bennett the Glendale real estate dealer, another room has been leased by the Glendale Board of Trade, and the corner room will be utilized by the street railway company for offices.

A. W. Bennett of Glendale reports that he has sold two eighty acre tracts and one ten acre tract during the past week. Mr. Bennett purchased five 25-foot business lots from the Glendale Townsite company. These lots face on Washington St.

OLD INDIAN BASKETS

Good Indian baskets are now hard to procure. Baskets which are made simply for a commercial purpose are practically the only ones to be found today. Unless a dealer makes a specialty of collecting only the good baskets he soon has a line which does not represent the real baskets they formerly made. The McNeil Co. has the most complete line of fine baskets in the city.

INDIANA WOMEN BUY LAND NEAR GLENDALE

Will Erect Cottage and Occupy It. Other Transactions Through the The Phoenix Trust Co.

The Phoenix Trust Co. reports a lively week in the way of calls for ranch land and has made several very nice sales. Its operations are largely confined to the Glendale district where it owns a large acreage. It has sold the west quarter of the northwest quarter section of the old Rancho del Higo fruit section which is located a mile east of Glendale. This is one of the prettiest ranches of solid alfalfa in the valley and is one of the prettiest ranches of solid alfalfa in the valley and is one of the heaviest producers of hay in the district. The purchasers were Mrs. Anna and Flora McKee. These ladies have spent the past winter in the valley having come from Wabash, Ind. They will erect a nice cottage and make this ranch their future home.

This firm has sold to M. D. Coleman, a recent arrival from Colorado, ten acres in Woodford's addition to Glendale. This is located just south of the town of Glendale and is particularly fine fruit land. Mr. Coleman and family have been living for the past few months in Glendale and after investigating the valley thoroughly, selected this piece of land for their future home.

The Phoenix Trust company also sold twenty-five acres one mile and a half beyond Glendale on Grand avenue, to John D. McKee of Tennessee. Mr. McKee is preparing to build a comfortable house and will hereafter become an Arizona rancher. Glendale is continuing to be one of the live points of the valley. A. W. Bennett, who has under construction two houses reports that both are leased, though they are not yet completed. He has therefore decided to erect two more houses for rental purposes in Park addition. The merchants in Glendale report good business and there is a feeling of prosperity in the town of Glendale.

CALIFORNIA HOMES

Admired and praised by travelers the world over, anything suggesting them are sure to bring forth favorable comment. Perhaps no part of Arizona more closely resembles the best coast resident district than Las Palmas. Its cement walks, rows of new palms, the new car line, with the pretty mission station and the cozy homes all suggest California.

ONLY CHANCE LEFT UNDER THE FLAG

Arizona Offers The Last And The Best Ground Floor Opportunity.

C. J. McElroy of the Greene & Griffin company, returned Friday from a business visit to Los Angeles. Mr. McElroy is one of the real boosters of Phoenix and every time he returns from a business trip to points outside of Arizona he is more optimistic than ever on the great future of this valley. Yesterday he expressed himself as follows:

"The eyes of the public are turning towards Arizona. It is becoming apparent to the wide awake man that the new state offers the only ground-floor chance that is left under the stars and stripes. It is the last territory and the last state in the union and the man with little capital knows the utter futility of attempting to compete in the already over-crowded populous north and east, and the prospects of the new state appeal to him. This is recognized to such an extent that even in California according to the statements of the various railroads the travel from there to Arizona has increased 35 per cent in the last year. Copper, which produces 65 per cent of the wealth of the territory, is in the ascendancy. This in return furnishes an immense home market for the agricultural sections which with the increasing tourist travel which every year comes to Phoenix and its surrounding country, creates a demand for food, clothing, homes and etc., that has been the means of putting business on a more solid basis than exists in hundreds of the older cities of the east. A safe and satisfactory situation like this is bound to appeal to the man who has faith in himself, but wants a chance. The real estate market is a good index to the situation and the past month witnessed more transfers than have taken place for several months. Many new and expensive homes have been contracted for, or are under construction, and the optimistic feeling among the business people is a good sign that the turning point has been reached and that from now on Arizona and her beautiful Phoenix and valley surrounding are at last coming into their own."

THE ONLY ONE
The Davenport Street Roller Bearing wagon is in a class by itself. The roller bearings cause the wagon to run 20 to 500 per cent lighter than the common wooden wagon. It is made of steel and fully warranted. Sold by The Ryan Vehicle & Machinery Co., 124 to 140 East Adams St.

CALIFORNIA MEN BUY ORANGE LAND

After Careful Investigation They Declare This Valley Incomparable for Citrus Fruits

The real estate office of W. K. James has been doing a good business during the past week. The largest deal was the sale of forty acres of orange land in section thirty near the Crosscut canal. The land is part of the Halm ranch. It is interesting to note the manner in which this deal has developed.

The purchaser is H. L. Billson, a California orange grower. Mr. Billson spent some time last fall in the valley investigating the orange situation. He was not fully satisfied and returned to California. In the meantime he kept in close touch with the thermometer and with the prices received for the oranges from the Salt River valley and during the coldest weather experienced, returned to the valley for further investigation.

He became thoroughly convinced that this valley had greater possibilities in the way of citrus fruit growing than any other district he ever came in contact with. The result is that Mr. Billson has interested a California citrus fruit expert and nurseryman, a Mr. Ward, who with Mr. Billson will start a nursery for the purpose of growing their own trees from which their future groves will be planted.

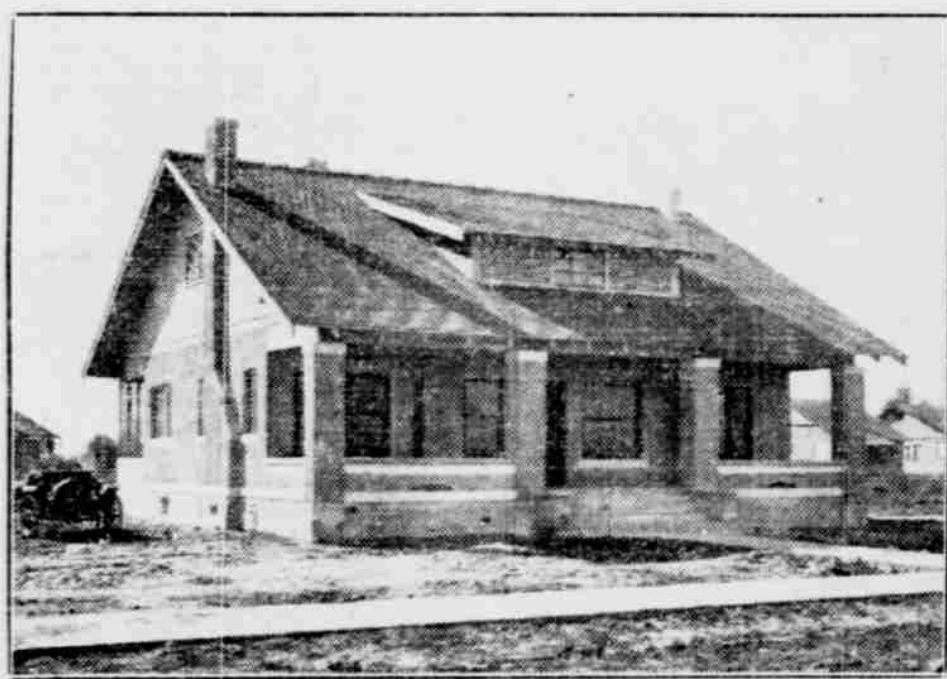
A comfortable cottage will at once be constructed where Mr. Billson and Mr. Ward will reside.

The firm also reports the sale of the three lots at the corner of Sixth street and Monroe to Mr. J. J. Kolberg.

SOLD GOLD GROUND

Phoenix Real Estate Dealer Disposes of Placer Property and Boosts Wickenburg

J. C. Reed of the Fickas real estate office returned Friday from a business trip to Wickenburg. He reports that he made the sale of a group of placer mines belonging to A. J. Kellis of Wickenburg. These placers are located near the Brill ranch about four miles east of Wickenburg. Mr. Reed was enthusiastic regarding the present prosperity of Wickenburg. This he attributes to the renewed mining activity in and about the Wickenburg district. Several new houses have recently been built in Wickenburg and there are very few for rent.



One of the Many Houses Just Completed in Capitol Addition—Corner Fifteenth Avenue and Monroe Street.

LOTS FOR SALE

Near and around the Beautiful Capitol Grounds and Building. On the west and best side of Phoenix. Without question, these have the greatest chance for the biggest increase in value at once. But one Capitol in the Great New State of Arizona! Destined to become the best of all Phoenix! This is where now is the greatest activity in Home Building in all Phoenix.

At the Capitol for You

Don't wait until all these lots are sold. They will surely double in value in a short time. Get in the right place when you buy a lot. This is the best opportunity Phoenix ever offered you to make money. Getting the regular western breeze first, this is the coolest and healthiest part of Phoenix. The only place with that sandy soil in Phoenix. Some

Other Reasons Why

And with the 45-minute car service. Capitol and Carnegie Parks—the finest in the State—the Library—the Capitol Buildings—Big New Grammar School—the New Primary School. Wide Streets—Building Restrictions—Cement Walks—and more Homes now in course of construction than any other part of Phoenix. You should buy where it is live.

50x140 Ft. Lots for \$475

And includes cement walks, and on Monroe street. Just think of that! The best buy—absolutely.

Some Other Prices

50x140—Corner Fifteenth and Monroe, with cement walk.....	\$925
60x140—Corner Sixteenth and Monroe, with cement walk.....	\$750
50x140—Monroe street, between Eighteenth and Nineteenth avenues, with cement walk.....	\$475
50x140—Jefferson, near Capitol, with cement walks.....	\$425
50x140—Corner Adams and Fifteenth avenue.....	\$1100

SOME HOMES.	
6-Room Stippled Brick.....	\$3800
This home has just been completed. Hardwood floors, leaded glass, built-in bookcases and buffet, full front and rear porches 40 feet long. Located on Adams street this side of the Capitol.	
5-Room Plastered Brick.....	\$3000
Beautifully furnished; hardwood; cement porch; up-to-date; new. On payment plan.	

Easy Terms :: See Us Now

E. J. BENNITT & CO.
16 North Central Avenue

\$1000

To you if you can put forth
a better proposition than a
lot in

Los Palmas

ADDITION

**Sunshine, Health
and Home
Society, Invest-
ment & Security**

**Lots 70x165; Cement Walks
All Improvements**

GREENE & GRIFFIN